



Harvard Close, Melksham
£299,995



4 Harvard Close Bowerhill, Melksham, SN12 6FB

SITUATION:

Bowerhill is a very popular area of Melksham situated on the eastern fringes of town within easy walking distance of the Oak Secondary school, local primary school, parks, local pubs and with a variety of walks close by including the Kennet & Avon canal.

Melksham offers an excellent range of amenities for all including a library, shops and supermarkets. The new Melksham campus is now open providing fitness centre, swimming pool and much more.

Melksham provides easy access to the M4 corridor and has transport links including bus services and a train station to the neighbouring towns including Chippenham, Swindon, Trowbridge, Bradford on Avon and the Georgian city of Bath lies some 12 miles distant.

Regular bus services are available to take you into Melksham and Devizes and other towns beyond.

DESCRIPTION:

Being sold for the first time since new, we are pleased to bring to the market this attractive 3 bedroom detached home in a quiet corner of Bowerhill. The property includes entrance porch with cloakroom, reception/dining room, lounge and kitchen. The garage has been converted into a laundry room and additional room that could be used as study, play room or another separate dining space. Upstairs provides three bedrooms, master having en-suite and family bathroom. To the outside, the rear has an enclosed garden with lean-to and shed for storage. There is also a driveway to the front of the property.

ACCOMMODATION:

Front door leads into:

ENTRANCE PORCH:

With radiator and door into dining room and cloakroom

CLOAKROOM:

Obscure window to side, radiator, wash hand basin with tiled splashback, low level WC

DINING ROOM:

With radiator, double glazed window to front, cupboard under stairs, stairs to first floor and doors into reception room, lounge and kitchen

LIVING ROOM:

With double glazed sliding doors into garden, feature fireplace with gas fired (currently not working) and radiator.





KITCHEN:

With a range of wall and base units, stainless steel single sink with drainer, four ring gas hob with extractor over and electric oven under, space for under counter fridge, space for dishwasher, Wall mounted gas boiler (not tested by Chase Buchanan), breakfast bar, double glazed window over looking garden and door to garden.

RECEPTION ROOM/DINING ROOM:

What once was the garage, now provides an additional internal space downstairs. This could provide a downstairs office space, playroom or a further living or dining room. With radiator, double glazed window to side and cupboard housing meters.

LAUNDRY ROOM:

With plumbing for washing machine

LANDING:

With loft access and airing cupboard housing hot water tank.

MASTER BEDROOM:

With double glazed window to rear, radiator and storage cupboard.

EN-SUITE:

With obscure window to rear, low flush WC, wash hand basin, shower cubicle, radiator and extractor fan.

BEDROOM TWO:

With radiator and double glazed window to front

BEDROOM THREE

With radiator and double glazed window to front

BATHROOM:

With wash hand basin with cupboard under, panelled bath with shower over, low flush WC, double glazed window to side, radiator and extractor fan.

OUTSIDE:

The rear garden is fully enclosed with a brick wall and fencing, the garden is mostly laid to lawn with patio area. There is a lean to at the side of the property providing storage with light and power plus additional garden shed. There is side access that leads to the front of the property where you will find the driveway and small lawn area with bushes.

TENURE

Freehold with vacant possession on completion

SERVICES

All main services are connected

COUNCIL TAX BAND:

The property is a Band C with the amount payable for 2024/25 being £2001.68.

CODE

11185 - 13/02/2024

Miscellaneous items

EPC: D
Council Tax: C
Utilities: All main services
Tenure: Freehold

Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.chasebuchanan.co.uk

Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

Independent Mortgage Advice

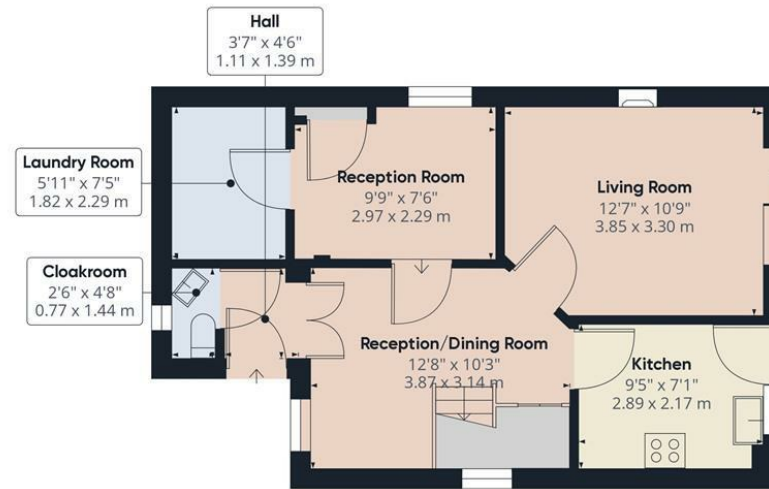
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- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.



Floor 0



Floor 1

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T: 01225 706 860

E: melksham@chasebuchanan.co.uk

W: chasebuchanan.co.uk

A: 13 High Street, Melksham, Wiltshire, SN12 6JY

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